

**LAND AUTHORITY GOVERNING BOARD
AGENDA ITEM SUMMARY**

Meeting Date: August 17, 2005

Division: Land Authority

Bulk Item: Yes ☐ No ☒

Staff Contact Person: Mark Rosch

Agenda Item Wording: Approval to purchase property as affordable housing sites - Tract C, Blue Water Trailer Village Section 1 in Tavernier.

Item Background: This acquisition is proposed in furtherance of the Board's policy to establish a "land bank" of affordable housing sites.

The subject property consists of 2.72 acres of disturbed land at the corner of US 1 and Burton Drive in Tavernier near MM 92.5. The property is zoned Suburban Commercial (SC), which allows for the development of up to 32 units of affordable housing. The Planning Department's review indicates the property is buildable, with no wetland or hammock vegetation present. Coordination with the US Fish and Wildlife Service will be required because the property is included on that agency's list of possible habitat for federally protected animal species. The design guidelines in the draft Livable CommuniKeys Plan call for the site to be developed in a Tavernier townhouse style, with features such as Bahama shutters, metal roofs, insets for buildings 50 feet in width, ground level porches, building elevations no higher than FEMA requirements, and sidewalk and bike trail connections. See the attached memo from Senior Planner Jason King for further details.

The Executive Director has executed the Land Authority's standard purchase contract for this transaction, with a closing deadline of September 1, 2005. The agenda packet spreadsheet lists the legal description, purchase price, and estimated closing costs.

Advisory Committee Action: On July 27, 2005 the Committee voted 3/0 to approve the purchase of this property.

Previous Governing Board Action: N/A

Contract/Agreement Changes: None.

Staff Recommendation: Approval

Total Cost: \$1,467,843.50

Budgeted: Yes ☒ No ☐

Cost to Land Authority: \$1,467,843.50

Source of Funds: Land Authority
(Tourist Impact Tax and State Park Surcharge)

Approved By: Attorney ☒ County Land Steward ☐

Executive Director Approval: _____


Mark J. Rosch

Documentation: Included: ☒

To Follow: ☐

Not Required: ☐

PURCHASE CONTRACTS
08/17/05

<u>Property</u>	<u>Purchase Price</u>	<u>Envr. Audit, Survey, Appraisals or Clean-up</u>	<u>Title Insurance</u>	<u>Attorney Fee</u>	<u>Recording Fee</u>	<u>Acquisition Total</u>
Blue Water Trailer Village Section One Tract C (TLC of the FL Keys Corp)	\$1,450,000.00	\$11,000.00	\$6,325.00	\$500.00	\$18.50	\$1,467,843.50

GROWTH MANAGEMENT DIVISION

2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



BOARD OF COUNTY COMMISSIONERS

Mayor Dixie M. Spehar, District 1
Mayor Pro Tem Charles "Sonny" McCoy, District 3
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MEMORANDUM

July 15, 2005

TO: Mark Rosch, Director, Land Authority

CC: K. Marlene Conaway, Senior Director of the Department of Planning and Environmental Resources

FROM: Jason King, Senior Planner

SUBJECT: Review of the Development Potential of Burton Drive Parcel RE 488730

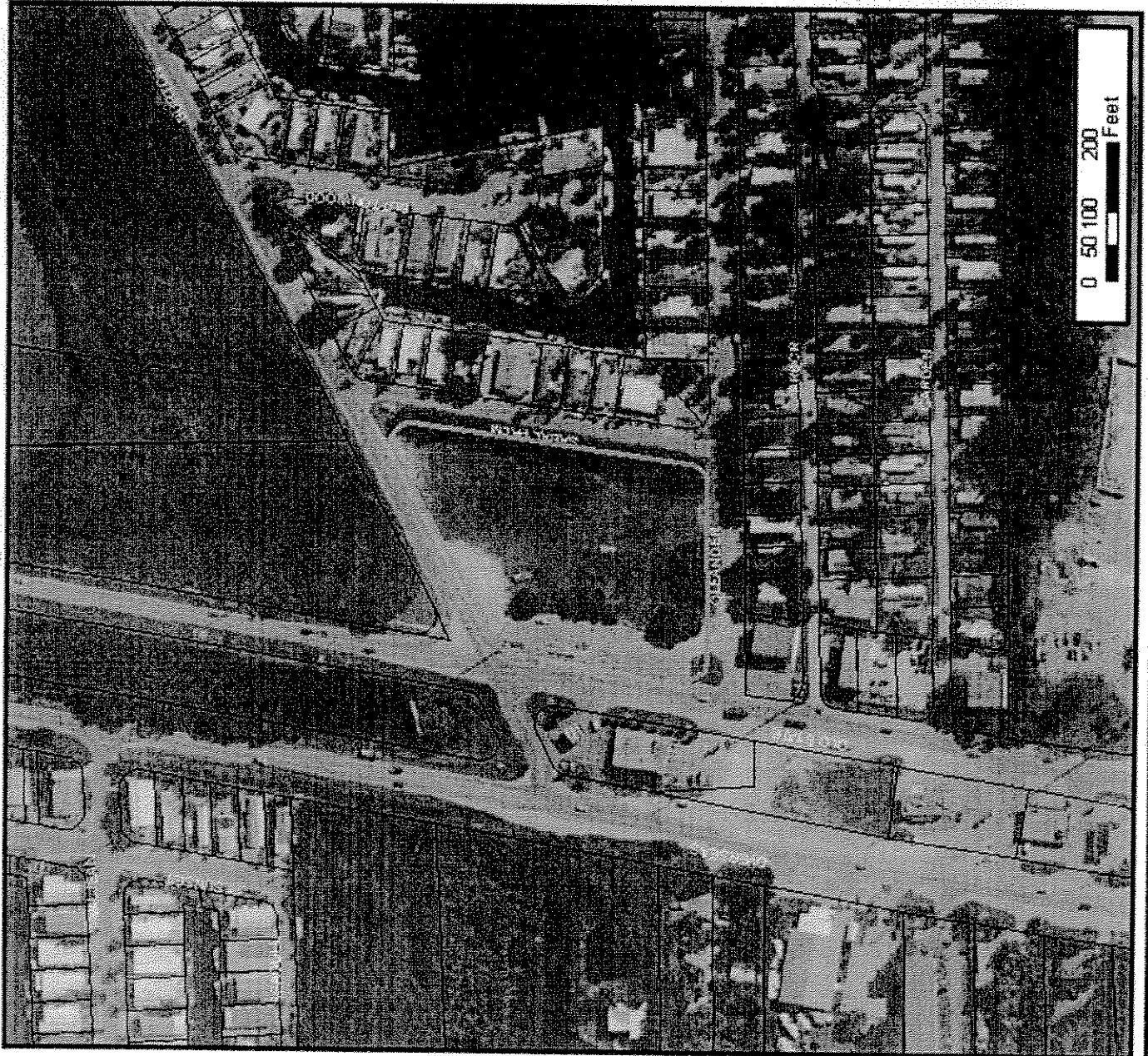
I have enclosed 1) a GIS analysis of the development potential of Real Estate Number 00488730.000000 which is located the corner of Burton Drive and Overseas Highway in Tavernier and 2) the relevant pages from the Liveable CommuniKeys (LCP) project which are all currently in draft form.

In summary, the site can support 32 employee units. The site was the subject of a great deal of public scrutiny during the LCP process. To stay in keeping with the goals of the LCP and requirements of the *Tavernier Corridor Design Guidelines and Standards* affordable housing at the site should: 1) Not be the "garden style" / "hotel style" of Tradewinds Hammock Housing but instead in the townhouse style of Roosevelt Gardens in Key West; 2) Possess a Tavernier style which includes decorative features such as Bahama shutters and metal roofs; 3) Include insets to break up 50 foot wide building facades; 4) include a porch or arcade at ground level; 5) Not be raised higher than the minimum FEMA requirements; 6) Include a sidewalk and bike trail connection on US 1.

The Liveable CommuniKeys program defines "community character". All projects must be in accordance with community character pursuant to Section 9.5-66 (b), (c) and (d) of the Monroe County Code. However, it is recognized that there is a need to build affordable housing inexpensively to keep the proposed affordable housing "affordable".

One design that was preferred by the community included a New Urbanist/ Key West mix of commercial and residential on the site with a pedestrian path which connected the commercial of the site to the surrounding neighborhoods. Up to 4,000 square feet of commercial space would be exempt from density limitations pursuant to Section 9.5-266 (A)(5)(b) and would be used to offset the cost of design features. In the case of housing which is constructed by the County (should the County purchase the site) the public responded well to the idea of the County leasing out the commercial space.

Development Potential at Parcel RE 488730



Development Potential:

All Residential: 32 Total Employee Units

116,942 * .8 = 93,553.6 (2.15 acres)
2.15 acres * 15 DU per acre = 32 units

Mix of Residential and Commercial

4,000 SF of commercial and 32 units or
more commercial and less units

Site Information:

Size: 116,942 SF (2.69 acres)

Land Use/FLUM: SC / MC

Environmental: Disturbed without wetlands or hammock

Open Space: 20%

Setbacks:

US 1:

25' (Frontage Setback)
Minimum 10' Vegetation Buffer
(Class C Buffer)

Burton:

25' (Frontage Setback)
Minimum 20' Vegetation Buffer
(Class D Buffer)

Oleander:

25' (Frontage Setback)
Minimum 5' Vegetation Buffer
(Class B Buffer)

Sabal Palm:

25' (Frontage Setback)
Minimum 5' Vegetative Buffer
(Class B Buffer)

2003 Aerial Photos

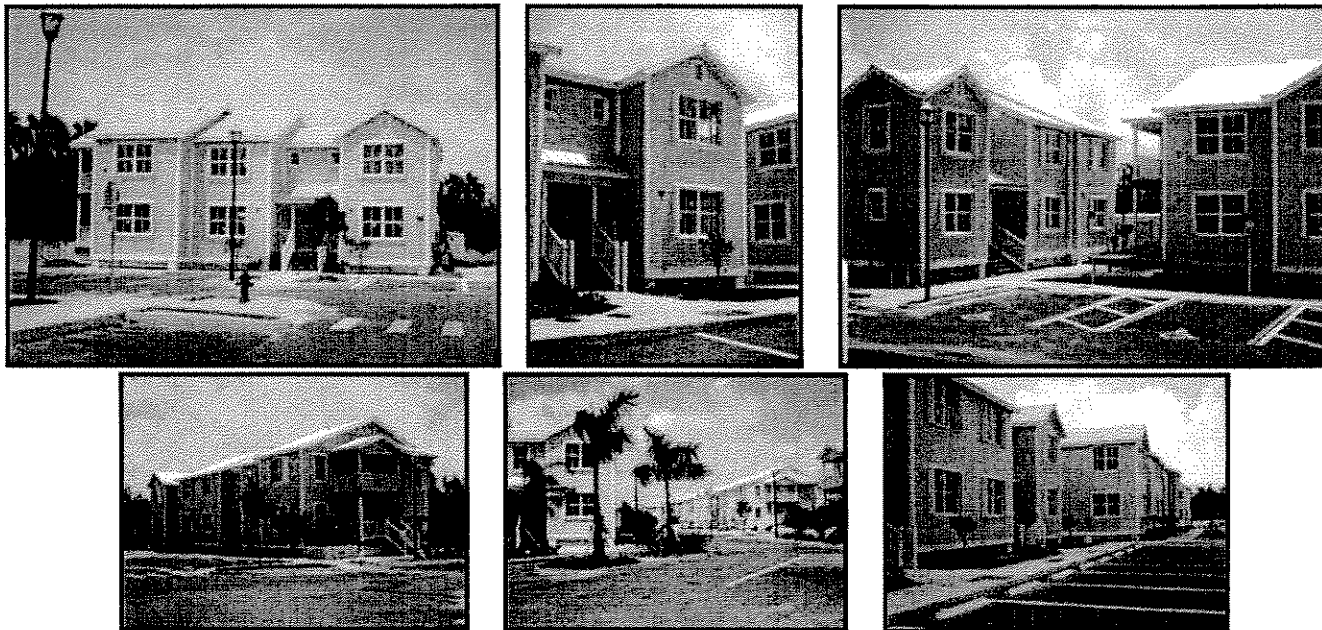


This map is for Monroe County Growth Management Division purposes only. The data contains errors in its accuracy and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

11/2003

Attachment 3

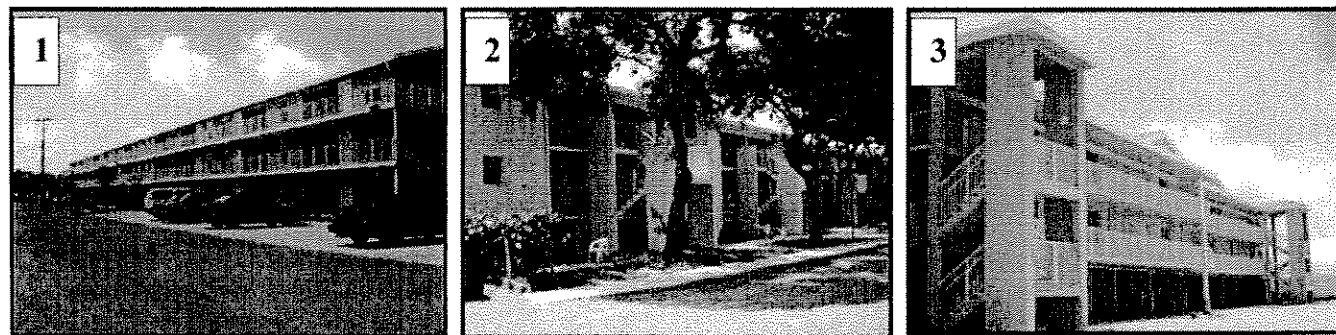
Village-Style, Contextual to Tavernier: Roosevelt Gardens, Key West.

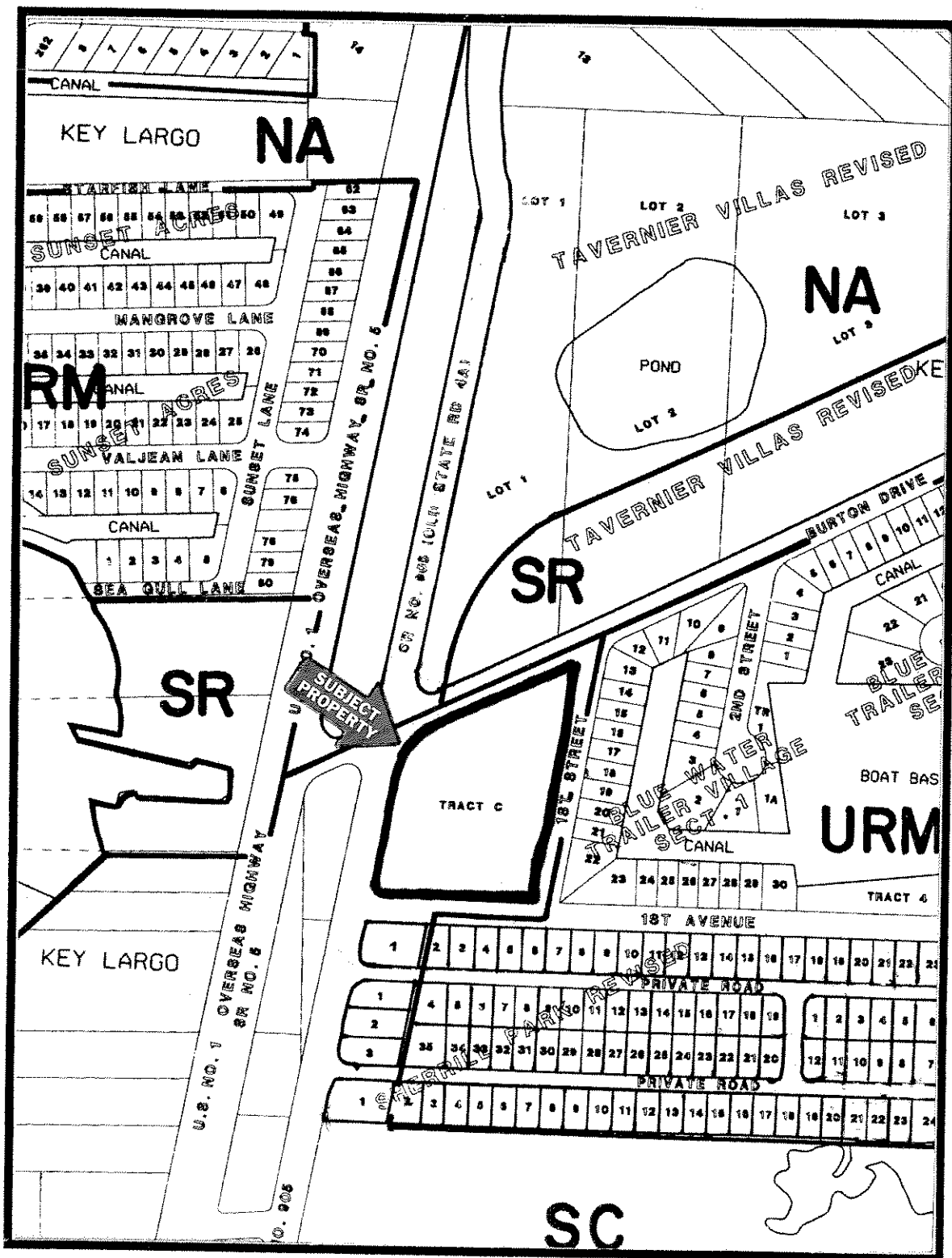


Village-Style, Similar Affordable Housing Projects Throughout the Country



Condominium-Style (Hotel Style): 1) Tradewinds Housing Development (Key Largo), 2) Eastwood Apartments (Marathon), 3) Meridian West (Stock Island)





Mile Marker 92.5 Island Key Largo

Property TLC of FL Keys Corp. (RE#00488730-000000)

